

Date: March 11, 2015

To: Aaron Underhill and Charlie Fraas

From: Christine Leed, Columbus Planning Division

Re: Rocky Fork - Blacklick Accord Panel - Z14-044 RFBA Panel Comments

Below are the comments from the Rocky Fork - Blacklick Accord Panel forwarded to the Planning Division regarding RFBA portion of case Z14-044 at SR161 and Hamilton (northeast and northwest corners of the intersection).

- My primary concern is how many cars are expected for ingress and egress at peak traffic periods. With the access ramps to the expressway so close by, this could be a monumental problem.
- I do not have a question as much as I have a concern. One of the "non-negotiable" key principles of the Accord (No. 8) is: "Guarantee permanent protection of greenbelts, streams, creeks, woodlands, grasslands, wetlands and historic sites." And, the Accord recognizes that: "The preservation of woodlands is critical to the over-all quality of life in this community. Although many hundreds of acres of trees have been cleared since the founding of the area, many acres of woodland remain and deserve preservation." (Emphasis added.)
 - I am troubled by the proximity of the proposed development to the critical and unique habitat that includes the Great Blue Heron Rookery and the impact it would have.
 - These are matters I intend to raise with the applicant at the next meeting.
- Noise mitigation - I do not support placing residential uses adjacent to freeway and freeway-like roadways without any consideration or accommodation of traffic noise mitigation. The developer needs to show one or more options that at minimum address the noise impacts for the 1st floor of the apartments.
- Wildlife connectivity - I would like to see the developer provide evidence for/against whether the proposed southern 2 apartment buildings on the west side of the road will act as or be perceived as barriers by the herons between the habitat on east and west sides of the road. I would expect them to talk to a bird expert about this concern and provide a short memo on the expert's findings.
- Open space - there is limited open space that is usable by people; additional thought needs to be put into this, especially since it was clarified after my initial question/comment that people would not be able to regularly (or if at all) utilize the wetland area.
- Walkability - as discussed during the meeting, some areas do very well but others do not have good internal pedestrian connectivity and would result in people walking on the internal streets

and parking lots, so more walkways, whether via striping or addition sidewalks, need to be provided even though there are garages.

- Wetland buffers - I was concerned by the City of Columbus staff member's late comment that the developer had not provided adequate buffers around the wetlands. This needs to be further clarified, detailed, addressed, etc.

cc: Kevin Wheeler
Mark Dravillas
Jackie Yeoman